



## **Accessory Dwelling Units (ADUs) / Secondary Units Fire Prevention Requirements**

San José Fire Department (SJFD) will review and enforce applicable California Fire Code (CFC) provisions during review of plans for building an Accessory Dwelling Unit (ADU). These provisions contribute to public safety, and include, but are not limited to:

On site plans submitted to the City, you must show:

1. **Fire Department vehicle access** – Plans must show that every portion of all building projections are within 150 feet of an access road. For a residence, a minimum 3-foot clearance to and around your structure, including projections such as eaves, on your property (clearance to property line), is needed for SJFD access on your lot. Reference: CFC 503.1.1
2. **Fire hydrant locations** - Plans must show the locations of all fire hydrants that serve the site. Any exterior portion of the building must be within 400 feet of a hydrant. This can be across your neighbor's property as long as it is currently accessible. Reference: CFC 507.5.1 as modified by SJ Ordinance 29807 - 17.12.440

Other requirements:

3. **Fire Sprinklers** – ADUs that are compliant with City of San Jose, Title 20, section 20.30.150 may be built without fire sprinklers if they are not required for the primary residence.
4. **Provide Water Company Letter on Water Flow** – When submitting your building plans to the City, you must also provide a copy of a letter from your water company that indicates the water flow available. The minimum acceptable water flow for any residential project is 1,000 gpm at 20 psi. Reference: CFC Appendix BB as adopted by SJ Ordinance 29807 - 17.12.1300
5. **Visible Address** - The address of the residence must be placed in a position that is readily visible and legible from the street fronting the property. Reference: CFC 505.1

**Process for a Variance.** Any deficiency with regard to the above code regulations may be addressed by equivalent measures by means of an approved Variance from the Fire Department to proceed. Code deficiency mitigation in Variances may be subject to additional fire safety features such as fire sprinkler systems and/or other enhancements. The Variance application form is available at: <http://ca-sanjose.civicplus.com/DocumentCenter/View/70849>

For more information about ADUs and the building permit process, please visit [www.sanjoseca.gov/ADUs](http://www.sanjoseca.gov/ADUs).